

City Council
Atlanta, Georgia

05- 0 -0863

Z-05-30

Date Filed: 4-12-05

AN ORDINANCE

BY: ZONING COMMITTEE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **1033 Jefferson Street, N.W.** be changed from the I-2 (Heavy Industrial) District to the MRC-3 (Mixed Residential Commercial) District, to wit:

ALL THAT TRACT or parcel of land lying and being Land Lot 113. 14th District, and Land Lots 189, 17th District, Fulton County, Georgia being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

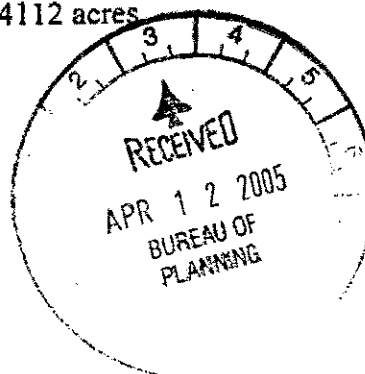
SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

SCHEDULE 2**LEGAL DESCRIPTION**

All that tract or parcel of land lying and being in Land Lot 189 of the 17th District and Land Lot 113 of the 14th District, Fulton County, Georgia, and being more particularly described as follows:

Commencing at the intersection of the centerline of Ashby Street with the northerly right-of-way line of Jefferson Street; proceeding thence westerly along said northerly right-of-way line, 840.4 feet to a point, said point being the True Point of Beginning; continuing thence along said northerly right-of-way line, the following courses: North 88° 32' 19" West a distance of 600.00 feet to a point, South 01° 15' 41" West a distance of 11.65 feet to a point, North 89° 17' 19" West a distance of 100.00 feet to a point, North 01° 37' 18" East a distance of 12.96 feet to a point and North 88° 32' 19" West a distance of 65.00 feet to a point; leaving said northerly right-of-way line of Jefferson Street and proceeding thence North 01° 37' 18" East a distance of 1,459.27 feet to a point on the line common to Land Lot 113 of the 14th District and Land Lot 189 of the 17th District; proceeding thence along said common land lot line, North 87° 50' 21" West a distance of 73.00 feet to a point on the easterly right-of-way line of Herndon Street (40' right-of-way); leaving said common land lot line and proceeding thence along said easterly right-of-way line, the following courses: North 01° 53' 37" East a distance of 304.33 feet to a point, South 88° 06' 23" East a distance of 10.00 feet to a point and North 01° 53' 37" East a distance of 59.95 feet to a point; leaving said easterly right-of-way line of Herndon Street and proceeding thence South 87° 49' 19" East a distance of 691.73 feet to an iron pin; proceeding thence South 00° 27' 21" East a distance of 274.55 feet to a point; proceeding thence South 87° 25' 48" East a distance of 98.51 feet to a point; proceeding thence South 01° 27' 05" West a distance of 483.87 feet to a point; proceeding thence South 08° 16' 55" East a distance of 138.88 feet to a point; proceeding thence South 01° 34' 40" West a distance of 918.65 feet to the true point of beginning.

Said tract or parcel of land contains 31.4112 acres



2-05-30